

COMMITTEE OF THE WHOLE OCTOBER 7, 2002

STEELES AVENUE CORRIDOR LAND USE REVIEW FILE 15.90

Recommendation

The Commissioner of Planning recommends:

THAT the firm "Urban Strategies Inc." BE RETAINED at the bid price of \$129,717 to conduct the Steeles Avenue Corridor Land Use Review.

Purpose

To obtain Council's approval to retain the consultant recommended through the selection process, to conduct the land use review.

Background

Selection Process

On June 24, 2002 Council directed, on the basis of the draft Terms of Reference, that Staff initiate the consultant selection process for the Steeles Avenue Corridor Land Use Review.

On August 1, 2002 the "Request for Proposal" was issued. A Proponent's Meeting was held on August 22, 2002, and seven proposals were received before the submission deadline of August 29, 2002.

A team of City Staff from the City Manager's, Planning, Engineering, Economic/Technology Development & Communications, and Purchasing Departments collaborated on the consultant selection process. Based on their submissions, two of the consulting teams were selected for interviews that were held during the week of September 9, 2002.

The Recommended Consultant

The consulting team, led by the planning/urban design firm Urban Strategies Inc, submitted a strong and comprehensive proposal. The subsequent interview confirmed that the team has: excellent overall qualifications; strong project management experience; a high level of urban design and graphic presentation capabilities; good communication skills; the ability to work well together as a group; and, a keen understanding of the project requirements.

The Urban Strategies Inc. team has three major elements:

- Urban Strategies Inc. would be the project manager and lead the planning and urban design aspects of the study. George Dark would be the Partner-in-Charge of the project and Melanie Hare would be the Project Manager;
- Transportation analysis will be undertaken by Marshall Macklin Monaghan (Geri Kozorys-Smith and Jim Gough); and
- Real estate and market analysis will be done by PricewaterhouseCoopers (Doug Annand and Rowan Faludi).

The proposal was within the limits of the prescribed budget for this project (\$130,000 authorized under Capital Project Number 9810-2).

Conclusion

The Steeles Avenue Corridor Land Use Review is an important part of the City's strategy to support the advancement of rapid transit improvements to Vaughan. The study will also produce a new vision and planning framework for Steeles Avenue, between Keele and Jane Streets. This area has the potential to be an important avenue at the interface between the City of Toronto/ York University and the City of Vaughan. Therefore, the land use, urban design and transportation policies will need to take advantage of this area's exceptional potential.

The consulting team led by the firm Urban Strategies Inc. submitted a proposal that meets the City's budget and projected timelines in addition to the contractual requirements included in the Request for Proposals. Therefore, Staff recommend that Urban Strategies Inc. be retained as the consultant for the Steeles Avenue Corridor Land Use Review.

Attachment

1. Location Map of Primary Study Area

Report prepared by:

Robert Gibson, Senior Planner - Policy, ext. 8409
Roy McQuillin, Manager of Corporate Policy, ext. 8211
Wayne McEachern, Manager of Policy, ext. 8026

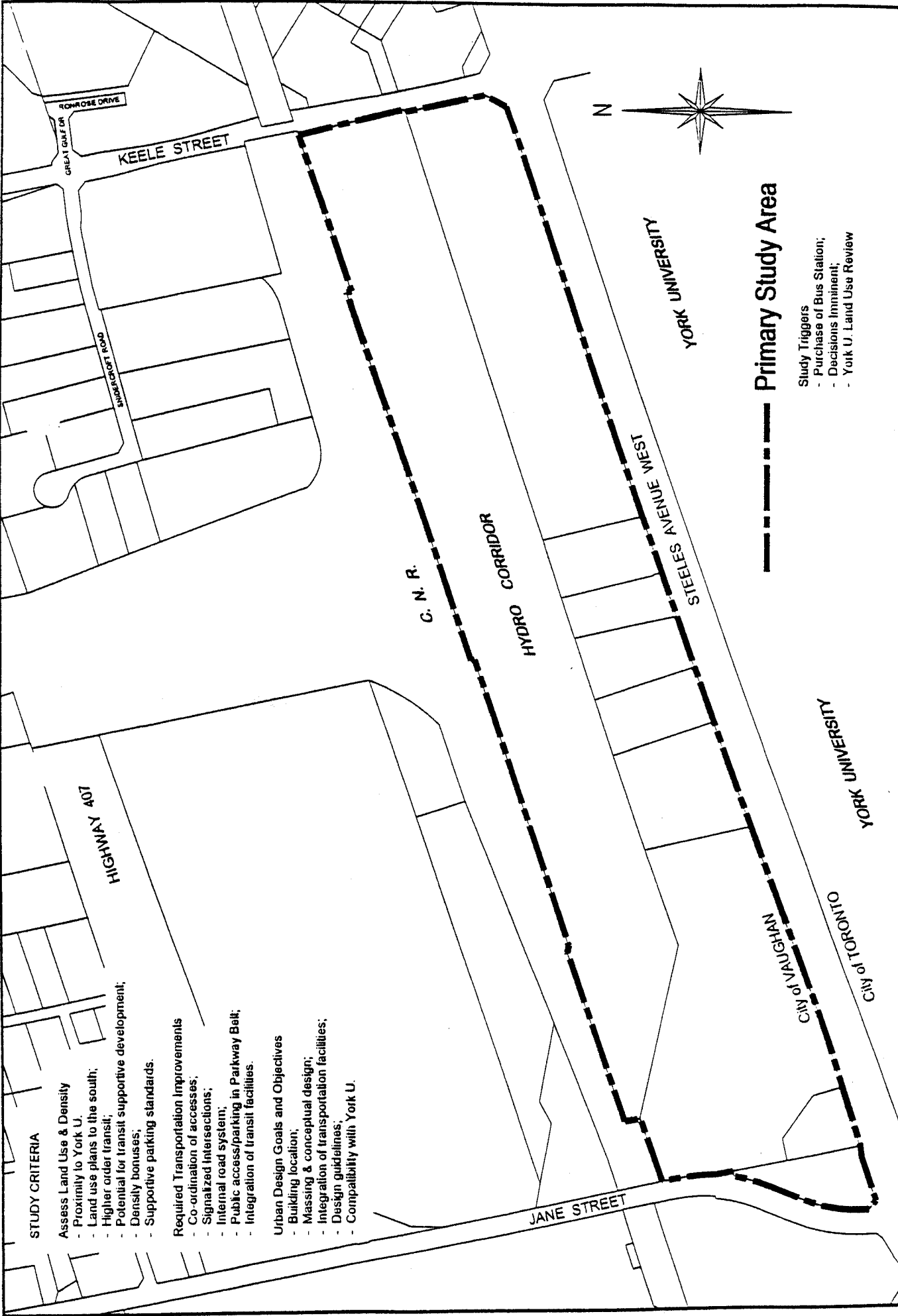
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Planning

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Primary Study Area

- Study Triggers**
- Purchase of Bus Station;
 - Decisions Imminent;
 - York U. Land Use Review

STUDY CRITERIA

- Assess Land Use & Density**
- Proximity to York U.
 - Land use plans to the south;
 - Higher order transit;
 - Potential for transit supportive development;
 - Density bonuses;
 - Supportive parking standards.
- Required Transportation Improvements**
- Co-ordination of accesses;
 - Signalized intersections;
 - Internal road system;
 - Public access/parking in Parkway Belt;
 - Integration of transit facilities.
- Urban Design Goals and Objectives**
- Building location;
 - Massing & conceptual design;
 - Integration of transportation facilities;
 - Design guidelines;
 - Compatibility with York U.

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| ATTACHMENT '1' LOCATION MAP | CITY OF VAUGHAN NOT TO SCALE | STEELES AVENUE CORRIDOR LAND USE REVIEW PRIMARY STUDY AREA | LOCATION: LOTS 1-3, CON. 4 DATE: APRIL 10, 2002 |
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